

127.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

861,800 / 861,800

861,800 / 861,800

861,800 / 861,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
51-53		MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MEIMARIS VASILIOS E/SOPHIA V

Owner 2: LIFE ESTATE

Owner 3:

Street 1: 51-53 MOULTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MEIMARIS VASILIOS E-ETAL -

Owner 2: MEIMARIS SOPHIA B -

Street 1: 51-53 MOULTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Brick Veneer Exterior and 2328 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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104	Two Family		5113		Sq. Ft.	Site		0	70.	1.12	8									401,375						401,400	
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IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct			
Use Code										Land Size				Building Value			
104										Yard Items				Land Value			
5113.000										460,400				401,400			
104										861,800							
Total Card										0.117				460,400			
Total Parcel										0.117				460,400			
Source: Market Adj Cost										Total Value per SQ unit /Card:				370.19			
										/Parcel: 370.1							

PREVIOUS ASSESSMENT										Parcel ID				Notes			
										127.0-0002-0011.0							

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	460,200	0	5,113.	401,400	861,600	861,600	Year End Roll	12/18/2019
2019	104	FV	360,100	0	5,113.	401,400	761,500	761,500	Year End Roll	1/3/2019
2018	104	FV	359,900	0	5,113.	355,500	715,400	715,400	Year End Roll	12/20/2017
2017	104	FV	338,000	0	5,113.	298,200	636,200	636,200	Year End Roll	1/3/2017
2016	104	FV	338,000	0	5,113.	298,200	636,200	636,200	Year End	1/4/2016
2015	104	FV	302,000	0	5,113.	258,000	560,000	560,000	Year End Roll	12/11/2014
2014	104	FV	302,000	0	5,113.	249,400	551,400	551,400	Year End Roll	12/16/2013
2013	104	FV	313,900	0	5,113.	237,400	551,300	551,300		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEIMARIS VASILI	1335-101		4/8/2007	Family		1	No	No	
	863-33		6/24/1975		40,000	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date										Date							
Number										Result							
Descrip										By							
										Name							

4/5/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Measured	372	PATRIOT
11/30/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.11738

Total SF/SM: 5113

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 401,375

Spl Credit

Total: 401,400

Notes

Total Card / Total Parcel

861,800 / 861,800

APPRAISED: 861,800

USE VALUE: 861,800

ASSESSED: 861,800



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 81805

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	2	Rating: Average															
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip																	
Roof Cover: 3 - Asbestos																	
Color: RED BRICK																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: C - Average				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1926	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 2	Rating: Average			Other									
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	6	3					
Sec Int Wall:		%		Floor:				Additions:		1	5	2					
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors:		%						Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 127.0-0002-0011.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																